

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: Thursday, October 20, 2016

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order:** The Jefferson County Planning and Zoning Committee Public Hearing was called to order at 7:00 p.m. by Chairman Nass.
2. **Roll Call:** Committee members present at the public hearing were Nass, David, Reese, Rinard and Jaeckel. Klotz and Zangl from the Jefferson County Zoning Department were also present.
3. **Certification of Compliance with Open Meetings Law Requirements:** Reese certified the public hearing was in compliance with the Open Meeting Laws.
4. **Approval of Agenda:** A motion was made to approve the agenda by Reese, seconded by Jaeckel. The motion carried on a voice vote with no objection.
5. **Explanation of Public Hearing Process by Committee Chair:** Chairman Nass explained the public hearing process and noted the committee will make decisions on October 31, 2016 and the County Board meeting will be November 14, 2016.
6. **Public Hearing:** The following was read by Klotz:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 20, 2016, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM AGRICULTURAL TRANSITION, A-T TO RESIDENTIAL R-2

R3929A-16 – Duane Strauss: Rezone to create a 0.548-acre lot with the residence at **N8635 Highland Road**, and one of 0.495 acre with the residence at **N8627 Highland Road**, both in the Town of Watertown, from PIN 032-0815-1741-003 (16.198 Acres).

Petitioner: Debbie Strauss (N8505 Highland Rd.) – Debbie explained the petition. They would like to create the two lots and put the parcels into her son's name.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and not opposed.

Staff Report: Given by Klotz and in file. Klotz also explained the email regarding the airport restrictions.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3930A-16 – Charles Kerr: Rezone to allow a 3-acre farm consolidation in combination with a 2-acre lot to create a 4.99-acre A-3 zone around the home and buildings at **W3282 County Road B**. The property is in the Town of Farmington on PIN 008-0715-1423-000 (38.57 Acres).

Petitioner: Charles Kerr (W4451 River Rd.) – Charles explained the petition. He would like to divide and sell his mother's estate.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-4-2016.

Staff Report: Given by Klotz and in file.

R3931A-16 – C&L Trust: Create a 1-acre lot from part of PIN 008-0715-1941-000 (39 Acres) on **Wright Road** in the Town of Farmington.

Petitioner: Linda Sanches (N5832 Wright Road, Johnson Creek) – Linda would like a 1 acre parcel for a residential building.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor dated 9-14-2016.

Staff Report: Given by Klotz and in file.

R3932A-16 – Samantha Speich/Alfred & Sandra Speich Property: Create a 2-acre building site on **Highland Drive** in the Town of Sullivan from part of PIN 026-0616-0211-000 (62.598 Acres).

Petitioner: Samantha Speich (N4865 Highland Dr.) – Samantha would like a 2 acre lot for a house that can be located off the road with an exposed basement and area for a replacement mound.

Comments in Favor: Sanda Speich (N4865 Highland Dr.) – Sandra is in favor of the petition.
In response to Klotz: Sandra is ok with selling the farmland with the building site.

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-6-2016.

Staff Report: Given by Klotz and in file. Klotz explained on prime lots, the plan recommends the minimum of 1 acre lots. Klotz explained the remnant lot will not have the required road access of 66 feet. The lot will only have 49.5 feet of road access. Klotz explained a variance would be needed or the agricultural lot can be sold and kept with the 2 acre residential lot.

R3933A-16 – Chad Toedter: Rezone 2 acres of PIN 026-0616-3133-002 (7.212 Acres) for a building site on **Mehring Road** in the Town of Sullivan.

Petitioner: Chad Toedter (2532 Mehring Road) – Chad explained the petition for a 2 acre lot around the house and a 5 acre lot for a pole barn which will have sheep in the future.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-6-2016.

Staff Report: Given by Klotz and in file.

R3934A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-002 (18.88 Acres) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

Petitioner: John Bown (N3950 Redline Lane) – The homeowner would like to create an addition of a 3 season porch on the back of the house, however the house is too close to the lot line. They will be narrowing the lot and making it deeper.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor.

Staff Report: Given by Klotz and in file.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-1, EXCLUSIVE AGRICULTURAL

R3935A-16 – Scott Hartwig: Rezone 3,000 square feet of PIN 010-0515-0413-000 (1.12 Acre) to reconfigure the lot at **N2384 Strunk Road** in the Town of Hebron with no net gain or loss.

Petitioner: John Bown (N3950 Redline Lane) – John explained the petition. The petition was read into the record with the previous petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor.

Staff Report: Given by Klotz and in file.

CONDITIONAL USE PERMIT APPLICATIONS

CU1894-16 – JTO Properties LLC: Conditional use to revise the previous approval for CU1846-15, thereby allowing farm & construction equipment sales east of the originally approved location. The site is in the Town of Watertown, east of **W2763 East Gate Drive**, and remains on PIN 032-0815-1231-000 (37.14 Acres) in an A-2, Agricultural and Rural Business zone.

Petitioner: Tim Otterstator (N9220 Donald Lane) – In October 2015, this was approved and now the business plans have changed with a wedding barn. We would like to move the approval 150 feet to the east. There was question about a 66 feet area reserved for a road. I have been planting trees shield it from the road.

In response: There will be no septic or running water. This is for storage of equipment only. The shed will be 6,600 square feet. Is the screening a green screen or fence?

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor. Dick Emert from the Town of Watertown is present. Approval with two conditions: screening on the east side of the property and a 66 foot right of way. There is no septic for this property. The town would like screening in the form of a fence.

Staff Report: Given by Klotz and in file. Klotz questions if there will be running water or need for a septic. How big will the shed be? This will be for storage only.

CU1893-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for an extensive on-site storage structure of 4,320 square feet, 24 feet in height in a Community zone at **W3333 US Highway 18**. The site is on PIN 014-0615-0314-030 (1.405 Acre) in the Town of Jefferson.

Petitioner: Robbie Lemke (W3318 Hwy 18) – This would be for a building for our work truck and storage.

Comments in Favor: Brent Locke (W3483 Gruennert St.) – in favor of the petition and it would make the area look better.

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-7-2016.

Staff Report: Given by Klotz and in file.

CU1895-16 – Robert & Angela Lemke/Lemke’s Real Estate LLC: Conditional use to allow for business storage in a Community zone at **W3333 Highway 18** in the Town of Jefferson on PIN 014-0615-0314-030 (1.405 Acre).

Petitioner: Robbie Lemke (W3318 Hwy 18) – This petition was read into the record with the previous petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In file and in favor on 9-7-2016.

Staff Report: Given by Klotz and in file.

A motion was made to adjourn the meeting by Reese, seconded by David at 7:30 p.m. The motion was carried on a voice vote with no objection.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at www.jeffersoncountywi.gov